

Bylaw 18169

Text Amendment to Zoning Bylaw 12800 - Higher Quality Industrial Development Along Major Transportation Corridors

Purpose

To improve the standards for industrial development along major transportation corridors.

Readings

Bylaw 18169 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 18169 be considered for third reading."

Advertising and Signing

This Bylaw has been advertised in the Edmonton Journal on Friday, August 25, 2017, and Saturday, September 2, 2017. The Bylaw can be passed following third reading.

Position of Administration

Administration supports this Bylaw.

Previous Council/Committee Action

At the June 7, 2017, Urban Planning Committee meeting, the following motion was passed:

That Administration prepare amendments to Zoning Bylaw 12800, as generally outlined in Attachment 1 of the June 7, 2017, Sustainable Development report CR_3823, and return to a future City Council Public Hearing.

Report

Background

The Maple Ridge Industrial Area Structure Plan and the Winterburn Industrial Area Structure Plan each contain policies that encourage a higher aesthetic standard for development on specific sites located adjacent to Anthony Henday Drive, Stony Plain Road, and Yellowhead Trail. In an effort to implement these, and other policies that pertain to major corridors, Administration has prepared the amendments attached to this report (see Attachment 2 - Mark-up of Proposed Text Amendment to Zoning Bylaw 12800).

Current Challenges and Practice

The appearance of outdoor storage that frequently occurs in Industrial Zones is an identified issue along major transportation corridors. Section 55 (Landscaping) and Section 57 (General Performance Standards) contain regulations that require additional landscaping or screening to reduce impact and visibility of outdoor activities and storage.

These requirements are enforced at the Development Permit stage. In the case of development without a permit or with an expired permit, they are enforced by Development Compliance. However, the effectiveness of this screening is often dependent on the height of the materials being stored and distance from property line. An added constraint to achieving better outcomes are the existing, vague regulations describing acceptable forms of screening. The ability of landscaping to screen outdoor storage can be compromised by poor plant species selection and difficulty in maintaining plant materials, particularly on unserviced sites, which can be found in Winterburn and Maple Ridge, and other annexed areas of the city.

Proposed Bylaw

The proposed bylaw will apply the General Performance Standards in Section 57 to the (AGI) Industrial Reserve Zone where, at present, they do not apply. The bylaw will also provide improved clarity as to what specific types of screening are acceptable in the (IM) Medium Industrial Zone, (IH) Heavy Industrial Zone, and (AGI) Industrial Reserve Zone, in the same manner that currently applies to the (IB) Industrial Business and (IL) Light Industrial Zone. This will bring a more consistent application of General Performance Standards to all industrial zones along major transportation corridors.

In order to address the height of outdoor storage materials and displays, amendments are proposed for three Industrial Zones, removing the term “building height” and instead referring simply to “height” in general. This will clarify that the maximum height applies to all structures and materials on site, not just buildings. Additional regulations are proposed to be added to the (IM) Medium Industrial Zone and (AGI) Industrial Reserve Zones, limiting the height of outdoor storage to eight metres on sites adjacent to a major corridor within 15 metres of the property line abutting the corridor, and to two metres in height within six metres of that property line. See Attachment 3 - (AGI) Industrial Reserve and (IM) Medium Industrial Zoning Map for locations of this zone. This will ensure that the height of outdoor storage is lower than the maximum building height in these zones, and that materials located closer to the transportation corridor are limited to the approximate height of a typical fence, allowing for more effective screening.

The proposed bylaw also introduces a requirement for 50 percent of plant materials on unserviced sites to be species native to the Edmonton area. This will reduce maintenance costs for property owners and increase the likelihood of survival for landscaping used as screening. This is particularly important in order to attain effective naturalization or screening by way of landscaping in locations that are unserviced, and do not have access to piped water. The amendments also propose to allow required trees to be concentrated in the front yard and the yard abutting the major transportation corridor for industrial sites along these corridors. This added flexibility will assist in improving the effectiveness of screening provided by plant materials, without increasing the cost of landscaping for applicants, particularly in unserviced areas.

Conclusion

The proposed bylaw will result in improved appearances over time, as redevelopment of industrial sites along major transportation corridors.

Policy

This proposed bylaw supports *The Way We Grow*, Edmonton's Municipal Development Plan:

- 5.1.1: Embrace high quality urban design throughout Edmonton.
- 5.7.1.5: Implement design guidelines for major city entrance corridors to create a sense of arrival to the city.

Corporate Outcomes

The Way Ahead, Edmonton's Strategic Plan, 2009-2016:

This bylaw contributes to the corporate outcomes of ensuring “Edmonton is attractive and compact” and “Edmonton has a globally competitive and entrepreneurial business climate” as it will improve the aesthetics of major transportation corridors, making them more attractive areas for investment, as described in *The Way Ahead – City of Edmonton Strategic Plan, 2009-2018*.

Public Consultation

A draft of this report was circulated on June 19, 2017, to Urban Development Institute - Edmonton Region, NAIOP Commercial Real Estate Development Association, Winterburn Business Association, West Edmonton Business Association, South Edmonton Business Association, and adjacent municipalities. No concerns were raised.

Attachments

1. Bylaw 18169
2. Mark-up of Proposed Text Amendment to Zoning Bylaw 12800
3. (AGI) Industrial Reserve and (IM) Medium Industrial Zoning Map